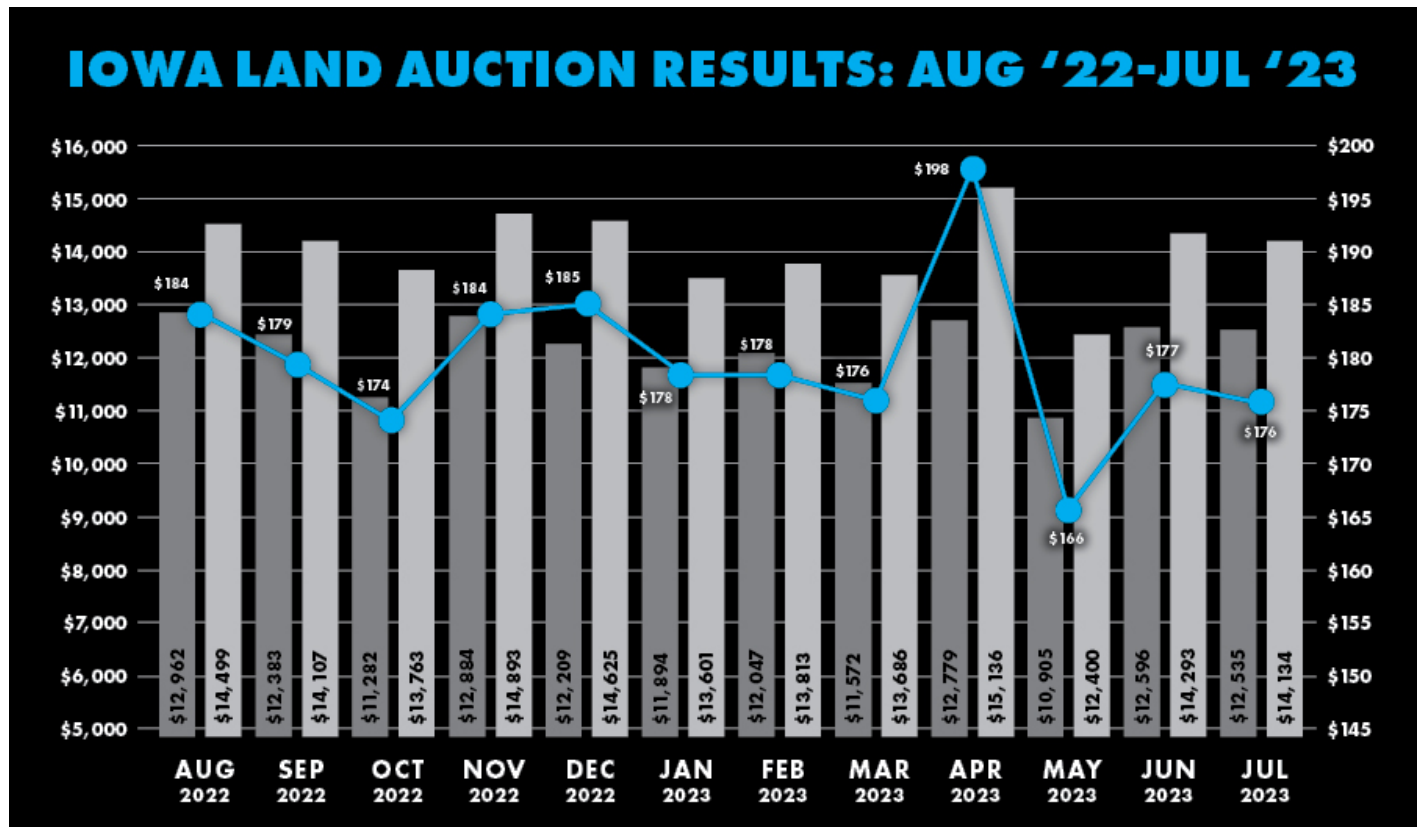


Land Auction Results - July 2023

Published on Aug 2, 2023 by Ashley Poduska



*\$/CSR2 is calculated as follows: Sale Price/Tillable Acres/CSR2 Rating

*This dataset include tillable farms that sold at public auction and are 85% tillable row crop acres or greater.

■ \$ Per Gross Acre ■ \$ Per Tillable Acre ● \$ Per CSR2 Point

The appraisal team at Peoples Company was able to track 45 tracts or 4,948 acres sell at public auction in Iowa during July 2023. The average dollar per acre was \$12,535, the average dollar per tillable acre was \$14,134, and the average dollar per CSR2 was \$176. This is down 1% from June's average \$/CSR2 and down 2% from July 2022.

Iowa Results

Tracts Sold: 45

Acres Sold: 4,948

Average \$/Acre: \$12,535

Average \$/Tillable: \$14,134

Average \$/CSR2: \$176

Change from Last Month: -1%

Change from 2022 Q3: -2%

One Year Change: -2%

The high \$/acre sale of the month went to a Black Hawk County 76.7-acre cropland farm, bringing \$19,400/acre. The high \$/CSR2 sale of the month went to an Osceola County farm, with 121.82 acres selling for \$19,200/acre or \$247/CSR2.

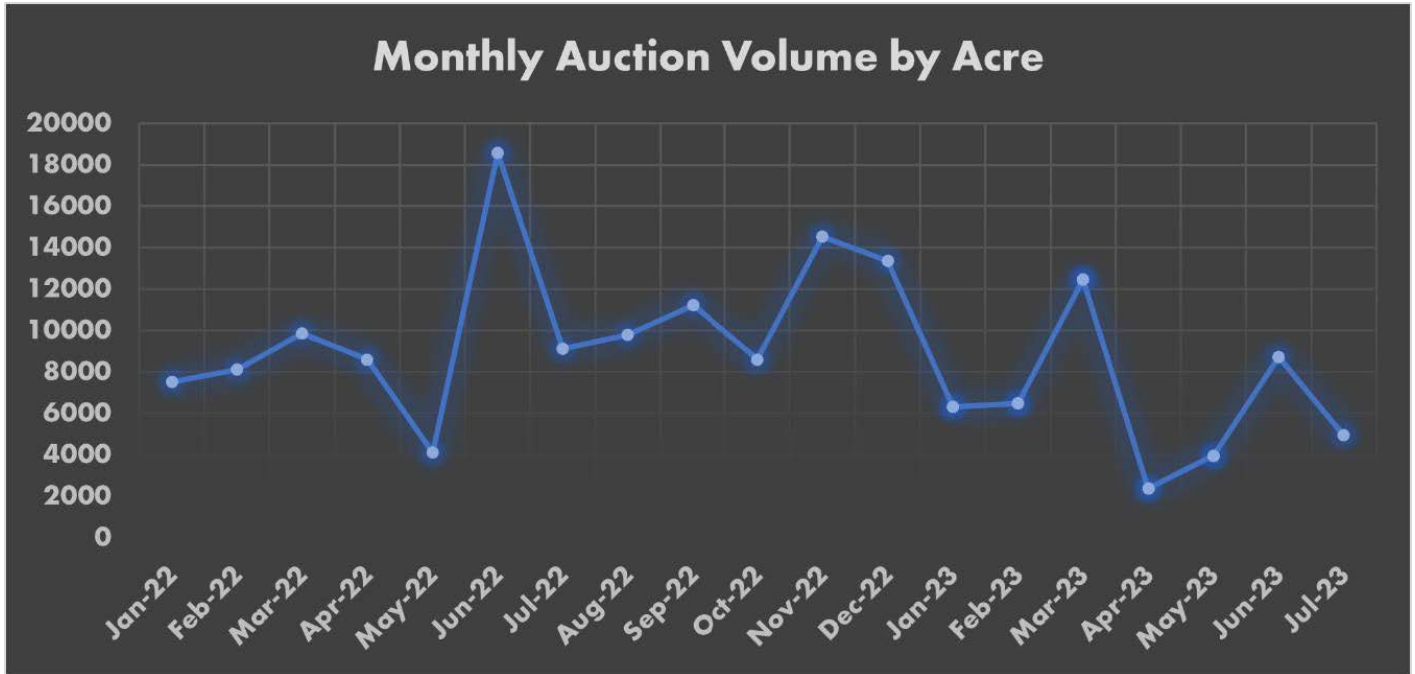
Peoples Company Auctions:

[Listing #16904 - 898.83 Acres M/L in Marshall County, IA](#)

[Listing #16921 - 257.09 Acres M/L in Buchanan County, IA](#)

Click [HERE](#) to view the Iowa Land Values Update for 2023 Quarter 2.

Below is a chart of the monthly auction volume in Iowa since January 2022.



Illinois Results

Tracts Sold: 16

Average \$/Acre: \$14,044

Minnesota Results

Tracts Sold: 9

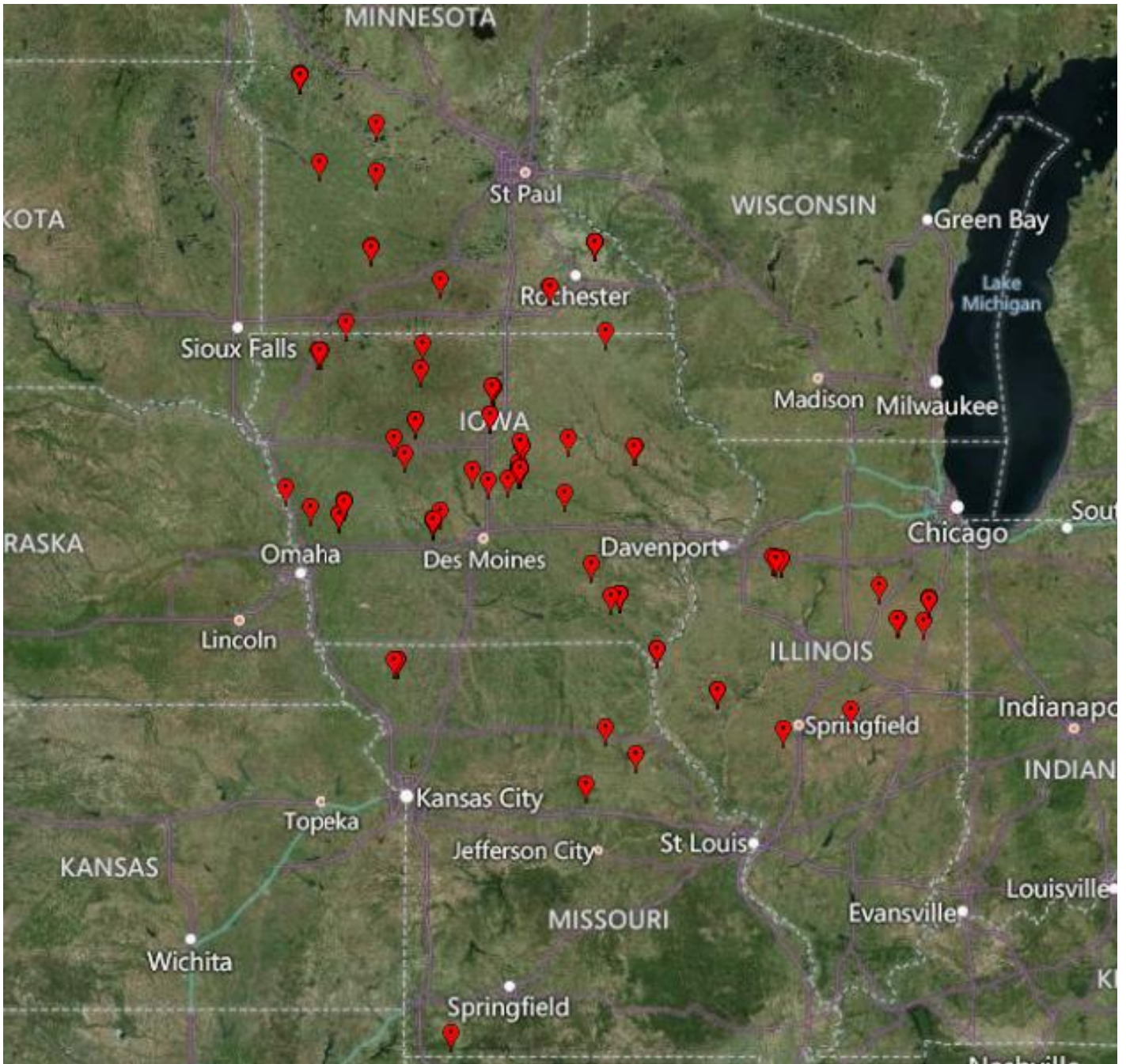
Average \$/Acre: \$9,556

Missouri Results

Tracts Sold: 11

Average \$/Acre: \$9,597

Below is a map of the auction locations for July 2023.



Below are results for land auctions that occurred in July 2023. These are all agricultural real estate auctions containing greater than 35 acres. Dollar per CSR2 was calculated only for those tracts containing greater than 85% tillable with minimal improvement contribution. Data is presented on a monthly and quarterly basis, and can be found on our website: <https://peoplescompany.com/>

| Sale Date | County | Land Type | Gross Acres | \$ Per Acre | CSR2 |
|------------------|---------------|--------------------------------|--------------------|--------------------|-------------|
| 07/31/2023 | Ralls | Rec/Dwelling | 113.00 | \$ 12,400 | -- |
| 07/31/2023 | Crawford | Cropland | 158.50 | \$ 13,300 | 71.7 |
| 07/31/2023 | Crawford | Cropland | 67.50 | \$ 13,600 | 73.9 |
| 07/31/2023 | Grant | WRP/Build Site | 132.40 | \$ 1,924 | -- |
| 07/31/2023 | Grant | Cropland/CRP | 86.99 | \$ 7,280 | 86.8 |
| 07/31/2023 | Grant | Cropland | 160.03 | \$ 9,048 | 91.8 |
| 07/31/2023 | Macon | Cropland/Development Potential | 69.00 | \$ 15,700 | 140.9 |
| 07/31/2023 | Crawford | Cropland | 156.00 | \$ 13,000 | 68.1 |
| 07/28/2023 | Schuyler | Cropland | 37.58 | \$ 9,700 | 117.2 |

| Sale Date | County | Land Type | Gross Acres | \$ Per Acre | CSR2 |
|------------------|---------------|------------------------------------|--------------------|--------------------|-------------|
| 07/28/2023 | Schuyler | Cropland | 38.22 | \$ 9,650 | 117.9 |
| 07/28/2023 | Kandiyohi | Cropland/Rec | 93.72 | | 38.8 |
| 07/27/2023 | Wright | Cropland | 96.00 | | 60.4 |
| 07/27/2023 | Brown | Cropland | 68.24 | \$ 10,800 | 84.8 |
| 07/27/2023 | Brown | Cropland | 153.16 | \$ 11,750 | 91.4 |
| 07/27/2023 | Marshall | Cropland | 64.85 | \$ 17,425 | 93.5 |
| 07/27/2023 | Wright | Pasture | 58.00 | | 65.4 |
| 07/27/2023 | Henry | Cropland | 75.96 | \$ 15,900 | 135.6 |
| 07/27/2023 | Henry | Cropland | 82.37 | \$ 16,100 | 140.4 |
| 07/27/2023 | Henry | Cropland | 75.34 | \$ 14,200 | 131.9 |
| 07/27/2023 | Henry | Cropland | 80.00 | \$ 15,100 | 139.6 |
| 07/27/2023 | Henry | Cropland | 115.00 | \$ 15,200 | 141.2 |
| 07/27/2023 | Marshall | Cropland | 80.00 | \$ 10,000 | 78.4 |
| 07/27/2023 | Marshall | Cropland | 318.80 | \$ 14,602 | 91.3 |
| 07/27/2023 | Marshall | Cropland | 40.00 | \$ 15,000 | 81.3 |
| 07/27/2023 | Marshall | Cropland | 320.00 | \$ 15,078 | 91.6 |
| 07/27/2023 | Marshall | Cropland | 76.98 | \$ 13,705 | 85.8 |
| 07/26/2023 | Kandiyohi | Cropland | 157.81 | | 79.8 |
| 07/26/2023 | Story | Cropland | 96.47 | \$ 13,000 | 82.6 |
| 07/25/2023 | Pocahontas | Cropland | 95.93 | \$ 11,552 | 75.1 |
| 07/25/2023 | Pocahontas | Cropland | 197.82 | \$ 11,525 | 84.1 |
| 07/24/2023 | Harrison | Cropland | 149.62 | \$ 8,100 | 66.3 |
| 07/24/2023 | Chippewa | Cropland | 75.44 | \$ 12,200 | 68.3 |
| 07/21/2023 | Nodaway | Cropland | 35.00 | \$ 7,250 | 82.1 |
| 07/21/2023 | Nodaway | Cropland | 78.00 | \$ 7,025 | 79.4 |
| 07/21/2023 | Monona | Cropland | 73.30 | \$ 10,500 | 56.1 |
| 07/20/2023 | Wabasha | Cropland/Rec | 40.00 | \$ 10,900 | 76.5 |
| 07/20/2023 | Buchanan | Cropland | 116.64 | \$ 11,750 | 77.7 |
| 07/20/2023 | Dallas | Organic Cropland/Dwelling/Bin Site | 137.92 | \$ 12,300 | 85.9 |
| 07/20/2023 | Dallas | Organic Cropland | 134.09 | \$ 12,650 | 88.0 |
| 07/20/2023 | Kossuth | Cropland | 60.00 | \$ 14,700 | 85.5 |
| 07/20/2023 | Dallas | Organic Cropland/CRP | 103.00 | \$ 11,000 | 85.6 |
| 07/20/2023 | Wabasha | Cropland/Rec | 56.00 | \$ 10,900 | 74.2 |
| 07/20/2023 | Wabasha | Cropland | 98.00 | \$ 11,200 | 83.8 |
| 07/20/2023 | Jefferson | Cropland | 78.83 | \$ 9,000 | 76.5 |
| 07/20/2023 | Jefferson | Cropland/Development Potential | 50.57 | \$ 10,900 | 59.5 |
| 07/20/2023 | Sangamon | Cropland | 160.00 | \$ 20,800 | 142.2 |
| 07/20/2023 | Livingston | Cropland | 113.00 | \$ 12,200 | 115.0 |
| 07/20/2023 | Livingston | Cropland | 120.00 | \$ 12,200 | 114.2 |
| 07/20/2023 | Buchanan | Cropland | 140.45 | \$ 11,750 | 83.1 |
| 07/20/2023 | Dallas | Organic Cropland/CRP | 188.00 | \$ 10,500 | 82.8 |
| 07/20/2023 | Story | Cropland | 80.00 | \$ 17,100 | 88.5 |
| 07/19/2023 | Tama | Cropland | 84.90 | \$ 8,663 | 86.3 |

| Sale Date | County | Land Type | Gross Acres | \$ Per Acre | CSR2 |
|------------------|---------------|------------------|--------------------|--------------------|-------------|
| 07/19/2023 | Livingston | Cropland | 220.82 | \$ 10,950 | 118.7 |
| 07/15/2023 | Dallas | Cropland | 143.16 | \$ 13,500 | 87.3 |
| 07/13/2023 | Kossuth | CRP | 160.00 | \$ 9,500 | 78.1 |
| 07/13/2023 | Black Hawk | Cropland | 76.70 | \$ 19,400 | 92.4 |
| 07/13/2023 | Winneshiek | Cropland | 78.00 | \$ 11,514 | 61.7 |
| 07/12/2023 | Shelby | Cropland | 14.44 | \$ 11,327 | 59.8 |
| 07/12/2023 | Iroquois | Cropland | 109.80 | \$ 17,200 | 128.0 |
| 07/12/2023 | Iroquois | Cropland | 80.88 | \$ 13,100 | 125.4 |
| 07/12/2023 | Iroquois | Cropland | 74.74 | \$ 13,300 | 125.6 |
| 07/12/2023 | Iroquois | Cropland | 88.81 | \$ 13,400 | 128.0 |
| 07/12/2023 | Shelby | Cropland | 160.38 | \$ 12,167 | 52.0 |
| 07/11/2023 | Keokuk | Acreage | 4.50 | | -- |
| 07/10/2023 | Lee | Cropland | 169.00 | \$ 4,125 | 41.6 |
| 07/10/2023 | Lee | Cropland/Rec | 96.00 | \$ 4,000 | 43.9 |
| 07/07/2023 | Hardin | Cropland | 69.00 | \$ 13,400 | 83.5 |
| 07/07/2023 | Calhoun | Cropland | 68.00 | \$ 14,100 | 84.5 |
| 07/07/2023 | Calhoun | Cropland | 102.52 | \$ 16,000 | 86.9 |
| 07/07/2023 | Hardin | Cropland/CRP | 114.00 | | 82.7 |
| 07/07/2023 | Hardin | Cropland | 109.00 | | 84.5 |
| 07/07/2023 | Hardin | Cropland | 105.00 | \$ 13,200 | 88.5 |
| 07/06/2023 | Osceola | Cropland | 121.82 | \$ 19,200 | 79.0 |
| 07/06/2023 | Boone | Cropland | 152.15 | \$ 8,400 | 66.4 |
| 07/06/2023 | Osceola | Cropland | 40.64 | \$ 14,900 | 84.4 |
| 07/06/2023 | Osceola | Cropland | 40.08 | \$ 15,200 | 94.7 |
| 07/05/2023 | Hancock | Cropland | 80.59 | \$ 13,325 | 84.8 |
| 07/05/2023 | Cerro Gordo | Cropland | 43.29 | \$ 14,000 | 81.5 |
| 07/05/2023 | Cerro Gordo | Cropland | 71.03 | \$ 13,075 | 86.8 |
| 07/05/2023 | Cerro Gordo | Cropland | 85.68 | \$ 13,060 | 77.1 |
| 07/01/2023 | Boone | Cropland | 51.00 | \$ 7,500 | 64.5 |